

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

Hearing Date/Agenda Number
P.C. 10/27/04 Item. 3.d.

File Number
CP 04-040

Application Type
Conditional Use Permit

Council District
2

Planning Area
Edenvale

Assessor's Parcel Number(s)
N/A - Freeway Right-of-Way

PROJECT DESCRIPTION

Completed by: Jeff Roche

Location: Westerly side of US 101, easterly of Snow Drive, at the terminus of Giraudo Drive

Gross Acreage: 0.10

Net Acreage: 0.10

Net Density: N/A

Existing Zoning: R-1-8 Single-Family
Residence

Existing Use: Vacant

Proposed Zoning: No change

Proposed Use: Monopole/Wireless Communications Facility.

GENERAL PLAN

Completed by: JR

Land Use/Transportation Diagram Designation
State Transportation Corridor

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: JR

North: Single-family detached residential

R-1-8 Single-Family Residence

East: US Highway 101, Single-family detached residential

A (PD) Planned Development

South: Single-family detached residential

R-1-8 Single-Family Residence

West: Single-family detached residential

R-1-8 Single-Family Residence

ENVIRONMENTAL STATUS

Completed by: JR

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: JR

Annexation Title: Monterey Park No. 55

Date: 07/27/1964

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial

Date: 10-20-04

☐

October 20, 2004

Approved by:

Susan Walton
☒ Action
☐ Recommendation

OWNER

State of California, Department of Transportation
Attn: Gloria Wallace, Right-of-Way Agent
111 Grand Avenue, P.O. Box 23660
Oakland, CA 94623

APPLICANT/DEVELOPER

Nextel of California
1255 Treat Boulevard, Suite 800
Walnut Creek, CA 94596

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: Jeff Roche

Department of Public Works

See attached memorandum (dated, 5/25/04)

Other Departments and Agencies

See attached memorandum from Fire Department (dated, 5/13/04)

GENERAL CORRESPONDENCE

None received

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The property owner, the State of California, Department of Transportation (Caltrans), is requesting a Conditional Use Permit on behalf of Nextel of California, to allow the installation of a new, monopole/wireless communication facility on a 0.10 gross acre site. The Zoning Ordinance requires a Conditional Use Permit (CUP) for wireless communication antennas located in the R-1-8 Single-Family Residence Zoning District. This CUP also functions as a Site Development Permit for the installation of improvements.

Surrounding uses include single-family detached residential uses to the north, south, and west, and US Highway 101 and single-family detached residential uses to the east.

In 1996, staff explored the issues of electromagnetic radiation to determine if emissions from antennas of the proposed type posed a public health concern. Staff found that the low-frequency, low-energy, non-ionizing emission associated with wireless communications antennas were well below the recognized safety standards set by the American National Standards Institute (ANSI). Staff concluded there was no evidence that such transmission would result in adverse health effects to people living or working in the vicinity of the antennas. Further, Staff investigated reports that wireless communication transmission interfered with hearing aids, pace makers, and other electronic devices. Staff determined that the reported interference resulted from cordless telephones and not from the antennas.

Project Description

The proposed project consists of the construction of a new 24-foot tall, wireless communications monopole within the Caltrans US Highway 101 right-of-way. Four panel antennas, four feet in height are to be installed at a height of 22 feet, and will be flush-mounted to the pole. Ancillary equipment will be located in a new enclosure on the ground near the monopole. New landscaping will be installed around the facility.

The proposed facility is designed to be self-operating, except for monthly maintenance operations. The goal of this project is to continue to provide and enhance wireless communications coverage along US Highway 101 and within the surrounding area.

ENVIRONMENTAL REVIEW

The Director of Planning has determined that this project is exempt from environmental review under the provisions of the California Environmental Quality Act pursuant to Section 15303 which pertains to the new construction or conversion of small structures such as that which is proposed.

GENERAL PLAN CONFORMANCE

The proposed use is consistent with the subject site's General Plan Land Use/Transportation Diagram designation of State Transportation Corridor as the public/quasi public nature of wireless communications facilities is compatible with a public freeway facility.

ANALYSIS

The primary issue analyzed for the project includes; 1) Conformance to Council Policy 6-20, Land Use Policy for Wireless Communications Antennas (see attached).

Conformance to the Council Policy for Wireless Communications Facilities

The proposed project conforms to key applicable elements of the Council Policy.

The Council Policy requires antennas to be located so as to minimize visual impacts. The Policy states that new free-standing, monopoles should not be implemented where building-mounted or collocated facilities are feasible and would reduce visual impacts. It also requires ancillary equipment to be screened.

An Alternatives Analysis prepared by the applicant indicates that there are no buildings in the target area tall enough to accommodate the proposed antennas, and that it would be necessary to increase the height of existing monopoles in order to achieve collocated antennas. Staff believes that the proposed new monopole at this location is preferable to raising the height of an existing pole. Due to a difference in grade between the proposed monopole and the adjacent soundwalls, the monopole does not extend above the walls and will not be visible from the residential uses to the north, south, or west. The antennas will be flush-mounted on the pole, resulting in a "slim-line" design, in conformance with the Policy. The equipment cabinets and enclosure will be painted and have been designed to blend into the existing surroundings. The project includes the installation of new landscaping to further screen the proposed facility. In addition, staff has included a 5 year time condition for renewal of this CUP, at which time the availability of building-mounted antenna options could be reevaluated.

The Policy states that freestanding monopoles should be located no closer to a parcel developed for use as a single-family residence than 35 feet or a distance equal to 1-foot for every 1-foot of structure height, whichever is greater. The proposed monopole and equipment shelter/enclosure are located 36 and 35 feet from the residential property lines to the west, respectively, and meet the requirements of the Policy.

Based on the above analysis, staff has concluded that as proposed and conditioned, the project is in conformance with *City Council Policy 6-20 – Land Use Policy for Wireless Communication Facilities*.

RECOMMENDATION

The Planning staff recommends that the Planning Commission approve the requested Conditional Use Permit and include the following findings and conditions in its resolution.

The Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. This site has a designation of State Transportation Corridor on the adopted San José 2020 General Plan Land Use/Transportation Diagram. The public/quasi-public nature of wireless communications facilities is compatible with a public freeway facility.
2. The project site is located in the R-1-8 Single-Family Residence Zoning District. The maximum height allowed under the Zoning Code is 35 feet.
3. The proposed Permit would allow the construction of a new, 24-foot tall, monopole/wireless communications facility and associated ground equipment.
4. As conditioned, this Permit would be valid for five (5) years from the date of issuance by the Planning Commission.
5. The City Council Policy (6-20), entitled Land Use Policy for Wireless Communication Facilities provides criteria for siting wireless antennas to address potential visual impacts, height and setbacks.
6. The existing facility is surrounded by single-family detached residential uses on the north, south, and west, and US 101 and single-family detached residential uses to the east.
7. The proposed monopole will be screened by an existing soundwall along the freeway. The developer will be adding new landscaping to help with screening of ground-mounted equipment.
8. This Permit would not allow the installation of an emergency, back-up generator.
9. Under the provisions of Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

This Planning Commission concludes and finds, based upon an analysis of the above facts that:

1. The proposed project conforms to the City's General Plan.
2. The proposed project complies with all applicable provisions of the Zoning Ordinance.
3. The proposed project is in compliance with the California Environmental Quality Act.
4. The proposed project is consistent with City Council Policy 6-20: Land Use Policy for Wireless Communication Facilities.

Finally, based upon the above-stated findings and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed use at the location requested will not:
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b. Impair the utility or value of property of other persons located in the vicinity of the site; or
 - c. Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas; and
3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
 - b. By other public or private service facilities as are required.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS PRECEDENT

This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

Acceptance and Payment of Recording Fees. The "Acceptance of Permit and Conditions" form shall be **signed, notarized, and returned** to the Department of City Planning within **60 days** from the date of issuance of the resolution granting the permit. *Failure to do so will result in this permit automatically expiring regardless of any other expiration date contained in this permit.* Fees for recording a Certificate of Permit with the Recorder for the County of Santa Clara must be submitted along with the Acceptance Form.

CONCURRENT CONDITIONS

The subject property shall be maintained and utilized in compliance with the below-enumerated conditions throughout the life of the permit:

1. **Conformance with Plans.** Construction and development shall conform to approved development plans entitled, "Coyote Creek CA-2051 F" dated, April 22, 2004, last revised on August 10, 2004, on file with the Department of Planning, Building and Code Enforcement, and to the San José Building Code (San José Municipal Code, Title 24).
2. **Nuisance.** This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
3. **Lighting.** This permit allows no new on-site lighting.
4. **Outside Storage.** No outside storage is permitted for the project except in areas designated on the approved plan set. No barbed, razor, or similar wire or electric fences may be installed as part of this Permit.
5. **Colors and Materials.** All building colors and materials are to be those specified on the approved plan set.
6. **Building Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
7. **Construction Plans.** This permit file number, CP 04-040 shall be printed on all construction plans submitted to the Building Division.
8. **Fire Hydrants.** Public (off-site) and private (on-site) fire hydrants shall be provided as required by the City of San Jose, Fire Chief. The exact location shall be specified by Protection Engineering Section of the Fire Department to the satisfaction of the Fire Chief.

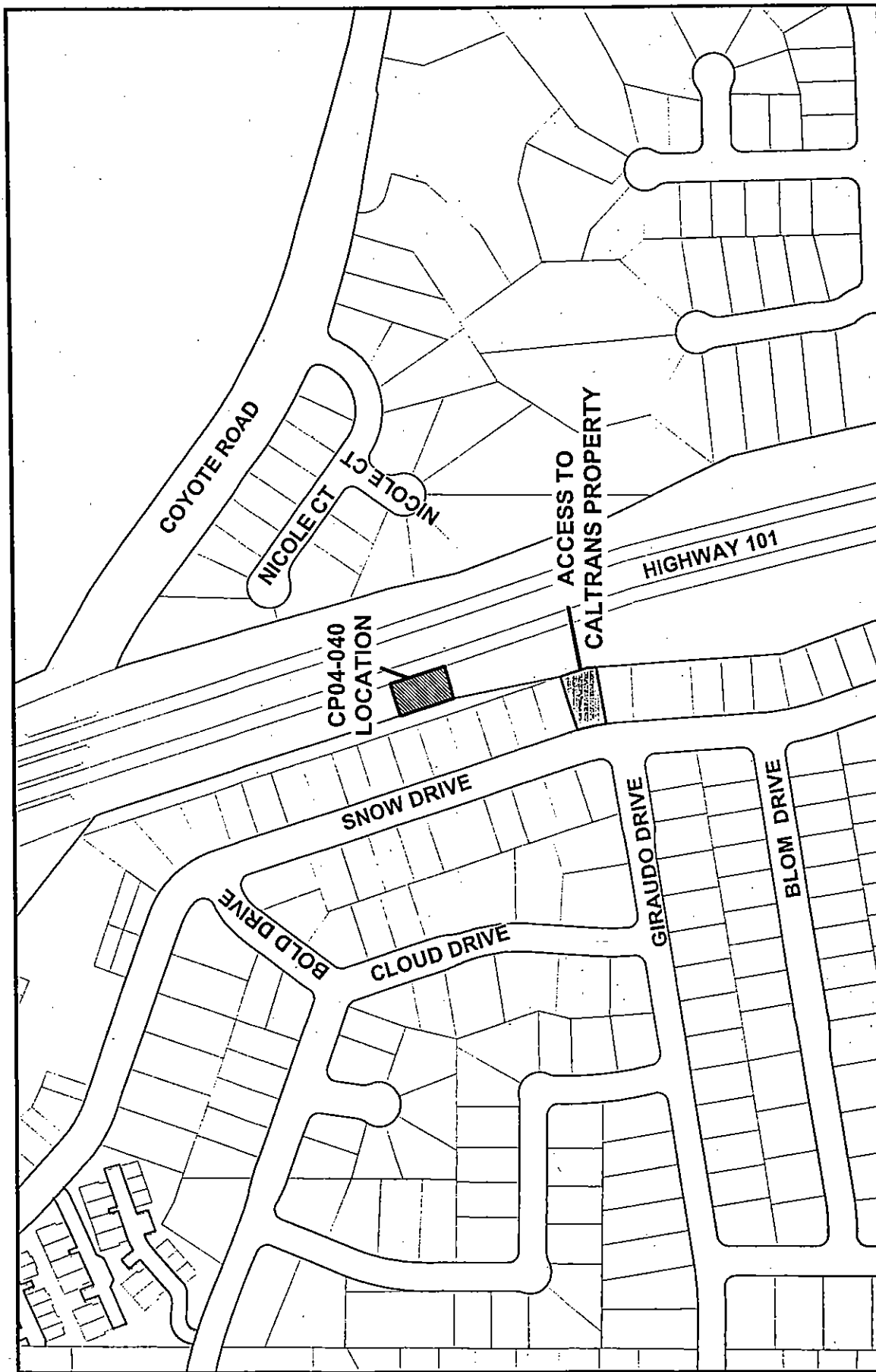
9. **Fire Hydrants and Driveways.** All fire hydrants shall be at least 10 feet from all driveways to the satisfaction of the Fire Chief.
10. **Fire Flow.** Required fire flow for the site is as approved in writing by the Fire Chief.
11. **Hazardous Materials.** Any hazardous materials regulated by Chapter 17.68 of the San José Municipal Code on the site must be used and stored within approved buildings and/or within areas specified on the approved plan set, if any, in full compliance with the City's Hazardous Material Ordinance and the Hazardous Materials Management Plan for the site approved by the San José Fire Prevention Bureau.
12. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement.
13. **Discontinuation of Use.** Upon discontinuation of the use of the subject antennas, the applicant shall remove all antenna improvements associated with this permit within 30 days.
14. **Generators.** This permit does not include approval of emergency back-up generator on the subject site.
15. **Permits from other Agencies.** Prior to the issuance of Building Permits, the project shall obtain all applicable local and State Permits, including Permits from the State of California, Department of Transportation (Caltrans). Copies of those permits shall be provided to the Director of Planning, prior to issuance of Building Permits.
16. **Co-location.** This proposal shall not preclude the co-location of other similar wireless antenna facilities.
17. **Noise.** The sound level generated on this site shall not exceed 55 dba DNL at any property line adjacent to a property used for residential purposes and shall not exceed 60 dba DNL at any adjacent property line of property used for commercial or other non-residential purposes.
18. **Renewal.** The permit holder may seek renewal of a time-conditioned Conditional Use Permit by filing a timely renewal application on the form provided by the Director of Planning. In order to be timely, an application for renewal must be filed more than 90 calendar days but less than 180 calendar days prior to the expiration of the Conditional Use Permit. Once a renewal application has been filed in a timely manner, the expiration date of the Conditional Use Permit is automatically extended until either the issuance or denial of the application for renewal has become final.
19. **Time Limit.** This Conditional Use Permit expires and has no further force or effect five (5) years from the date this Permit. At that time, that applicant/owner shall provide information to the City to determine if the wireless communications antenna is still needed, based on improvements in technology or availability of alternative building-mounted opportunities in the vicinity.

Please note that this conditional use permit has been granted for a period of five (5) years only. You are being specifically and separately advised of this time limitation so that you will consider this time limitation in your decision to accept this permit or as you make any investment decision related to this property.

CONDITIONS SUBSEQUENT

1. **Permit Expiration.** This Conditional Use Permit shall automatically expire two years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such two-year period, the proposed use of this site or the construction of buildings has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The date of adoption is the date the Resolution granting this Conditional Use Permit is approved by the Planning Commission. However, the Director of Planning may approve a Permit Adjustment to extend the validity of this Permit for a period of up to two years. The Permit Adjustment must be approved prior to the expiration of this Permit.
2. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:
 - a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
 - b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
 - c. The use as presently conducted creates a nuisance.

cc: Bill Stephens, Tetra Tech Communications, 1255 Treat Boulevard, Suite 220, Walnut Creek, CA 94596
Advanced Design Consultants, 1755 West Hammer Lane, Suite 12, Stockton, CA 95209
Gilbert LaBrie, P.O. Box 183, Walnut Grove, CA 95690



File No: CP04-040

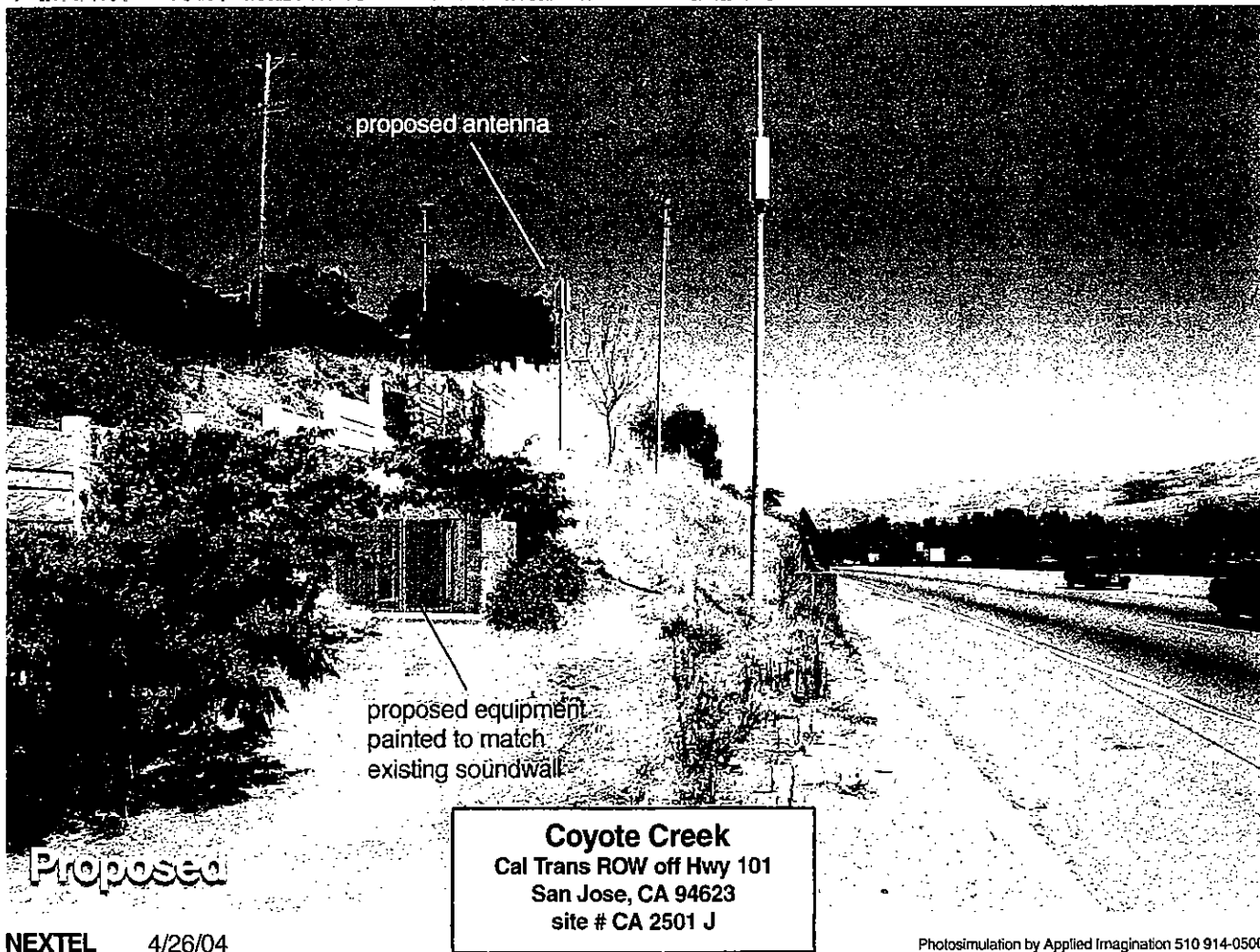
District: 02

Quad No.: 116



Scale: 1"=250'

Created on 04/29/04



City of San José, California

CITY COUNCIL POLICY

TITLE LAND USE POLICY FOR WIRELESS COMMUNICATION FACILITIES ¹	PAGE 1 of 6	POLICY NUMBER 6-20
	EFFECTIVE DATE 1/22/91	REVISED DATE 9/16/03
APPROVED BY Council Action - January 22, 1991; August 11, 1992; August 20, 1996 (9d); September 16, 2003		

BACKGROUND

San Jose residents, businesses and public safety personnel depend on wireless communications for convenience, economic activity and security. Wireless communications are a crucial part of our economic infrastructure, and our residents and businesses want more and better wireless services. As the Capital of the Silicon Valley, San Jose should have a high level of wireless service available to its residents and businesses in order to meet increasing demands for new and better services. San Jose has a strong interest in achieving and maintaining a high level of service and substantial competition among service providers.

In response to the emergent need for transmission facilities for use by the wireless communication industry, the City Council originally adopted a land use policy for wireless communication facilities on January 22, 1991. The policy was subsequently revised on August 11, 1992 and August 20, 1996. Title 20 of the San José Municipal Code defines these antennas as both structures and uses, and as such, they require the approval of a development permit. The needs of the wireless communication industry have continued to evolve as new technologies are developed and with the steady growth in the public's use of mobile phones and other forms of wireless communication services. Currently, several hundred wireless communication antennas of various types have been permitted throughout the City to meet the needs of several wireless service providers. These antennas are mounted on buildings, on freestanding monopoles, on the side or top of utility structures, or

on poles attached to the roof of a building, with attendant cabinets or buildings to house associated electrical equipment. The largest number of new antenna installations are building-mounted, and are located in industrial and commercial areas. In residential areas, most structure-mounted antennas are placed within existing utility easements or at non-residential uses such as churches and schools. The City also continues to both issue and renew permits to allow monopole structures, mostly in industrial areas.

Several changes have been made to the City's Zoning Ordinance pertinent to the regulation of new antenna installations. These changes include provisions for an exception to the standard Zoning District height limitations, the permitting of antennas mounted on non-building structures (such as high-voltage power line support towers), and amendments to the use allowances within each zoning district. The latter change was made as part of the City's comprehensive update of the Zoning Ordinance effective on February 19, 2001. Under the current Ordinance, building- or structure-mounted wireless communication antennas are generally considered permitted land uses in the commercial, industrial, open space and agricultural zoning districts and would require a permit adjustment or site development permit. Freestanding antennas and any antenna in a conventional residential zoning district may be approved only through the issuance of a Conditional Use Permit. Previously, the Council Policy did not allow antennas in proximity to existing residential uses, so antennas have been permitted on residentially-zoned land only when the actual land use was non-residential.

¹This Policy focuses on two-way wireless communication facilities. It does not address amateur radio stations, radio or television *transmission-only* facilities or satellite dish *receive-only* facilities.

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The City has found that potential land use impacts can result from the development of wireless communication devices, particularly visual clutter and interface issues associated with proximity to residential neighborhoods. In addition, implementation of the City's policies and requirements for undergrounding will further increase the visibility of monopoles after other utility poles and lines are eliminated.

PURPOSE

The City supports the extension of communication services to its businesses and residents, but desires that the necessary communication facilities be implemented in a way that minimizes visual clutter and other land use impacts and provides future opportunities for reducing impacts as changes in technology or development patterns make this possible. The wireless industry is encouraged to continue to make major capital investments in San Jose, and the City will work with the wireless industry to facilitate the continued improvement in wireless services while dealing with and solving problems associated with development of the wireless infrastructure. To this end, the City allows wireless communication antennas through a discretionary permit process to ensure that the development conforms to City requirements and is compatible with its surrounding neighborhood. The City's land use permitting process for wireless installations is contained within the City's Zoning Ordinance. The Zoning Ordinance establishes procedures that allow for the approval of wireless installations through either an administrative or public hearing process. This Policy provides guidelines for the review of new wireless permit applications consistent with and subservient to the procedures established within the Zoning Ordinance. To facilitate the evaluation process for individual permit applications, the following criteria are based on the land use designations in the adopted San José 2020 General Plan and are established to clearly identify the project characteristics necessary for approval.

POLICY

1. *Overview*

New wireless communication antennas should be sited so as to minimize visual impacts. Integration of antenna installations within new or existing buildings is the preferred approach. New freestanding monopoles should not be implemented where building-mounted² or collocated facilities are feasible and would reduce visual impacts.³ When due to technological requirements or site availability constraints a monopole is the only feasible alternative, wireless communication service providers are encouraged to design new monopoles to accommodate future collocated facilities of lesser height where radio frequency coverage objectives or quality are not unreasonably compromised, and to cooperate in efforts to collocate new antennas on existing facilities. All new monopoles should be time-conditioned to allow periodic evaluation of opportunities for collocating additional antennas on the approved facility and an assessment of technological changes that may allow reduction in the height of the pole or otherwise reduce its impacts.

2. *Inappropriate Land Use Designations for Wireless Communication Antennas*

Wireless communication antennas which are either freestanding or attached to buildings are discouraged from all residential designations, except Residential Support for the Core, High-Density Residential or Transit Corridor Residential which provide for the integration of commercial and residential uses in an urban setting. Antennas located on residentially-designated properties solely developed with non-residential uses such as parks, schools, public utilities, and churches may be acceptable subject to review in accordance with the City's Zoning Ordinance.

²For purposes of this Policy, "building-mounted" refers to the mounting of antennas on buildings and on other appropriate structures.

³Collocated facilities are defined as facilities belonging to two separate service providers mounted on a single monopole.

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Monopoles are discouraged from all Areas of Historic Sensitivity, all Rural Scenic Corridors and Trails and Pathways designations. Locations which could intrude on other uses within these designations are also discouraged.

3. Criteria for Siting Wireless Communication Antennas

The following policies are intended to address the potential land use impacts that can result from the development of wireless communication devices, particularly visual clutter and interface issues associated with proximity to residential neighborhoods. Technological constraints and the service needs of the wireless industry should also be considered in the application of these policies.

a. Visual Impacts.

Alternatives Analysis: In siting new wireless antennas, service providers should explore alternatives to new monopoles that reduce visual impacts. New antenna installations by definition include height additions to existing monopoles and the issuance of a new permit for an existing antenna with a passed permit, as well as entirely new installations. An alternatives analysis should be prepared for any proposed antenna installation that does not make use of a building-mounted or structure-mounted antenna design architecturally integrated with the supporting building or structure. The alternatives analysis should identify all technically feasible potential location sites which reasonably meet the service provider's radio frequency coverage objectives, particularly building-mounted sites, within the project vicinity, provide analysis as to the feasibility of those alternatives and compare the level of visual impact with that of the proposed project. At a minimum, this analysis should identify the location of all existing monopoles within a quarter mile of the proposed site; provide an explanation of why collocation has not been proposed at each of these sites; and assess the potential for building-mounted alternatives.

Building-Mounted Antennas: Antennas mounted on buildings or other structures should be located to minimize visual impacts and should be architecturally integrated into the structure. The construction of new architectural elements (e.g. new roof structures or parapets, clock towers, or church steeples) should be considered as a means of providing additional height and of camouflaging antennas and may be permitted through an Adjustment Permit procedure. In some cases existing roof elements may provide adequate visual screening for the installation of a new antenna. Although not the preferred approach, it is acceptable to install a single set of antennae (as an installation for one carrier) without new architectural screening. It is not appropriate, however, to install antennae for multiple carriers without some form of architectural screening. To provide increased opportunities for building mounted antennas, through the City's standard development review process, new construction, particularly of buildings of suitable height and width, should be designed to facilitate the future installation of architecturally-integrated, building-mounted antennas. Ancillary equipment shall be adequately screened.

Freestanding Monopoles: New freestanding monopoles should be located and designed to minimize public visibility and "stealth" pole designs should be utilized. "Stealth" poles would include, but not be limited to, smooth taper monopoles that accommodate flush-mounted antennas or incorporate antennas inside the pole structure itself. Ancillary equipment should be adequately screened and landscaped to minimize potential for graffiti vandalism.

Collocation of Facilities on a Single Monopole and Utility Structure Mounted Antennas: Sharing of a single monopole by two or more communication companies or placement of new antenna on existing utility structures within or outside of the public right-of-way or on a Joint Pole Authority (JPA) structure (including 60kV power line poles) can reduce the overall visual impact of the development of wireless antenna networks. When antenna are installed on a utility structure within the public right-of-way, the antenna will need to meet the residential setback

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requirements and other standards of this Policy. In all cases, antenna installations and associated equipment enclosures will need to conform the standards of the pertaining zoning district including setbacks requirements.

Equipment Enclosures: Equipment areas should be screened as appropriate based upon site conditions by new or existing landscape materials or built structures. Fence enclosures for the equipment areas are not required where all the equipment is enclosed in a single structure that is architecturally compatible with surrounding development. Otherwise, solid fences or walls may be required to reduce visual clutter. Equipment enclosures need to conform to the setback requirements of the underlying zoning district.

Lighting: No lighting of antennas is allowed except during maintenance activities or as required for safety by the FAA or other regulatory agency.

Landscaping: New landscaping or other visual amenities should be considered to offset the overall visual impact of new freestanding monopole and collocation projects. New landscaping proposed for such purpose should be provided in the form of screening trees located near the antenna location, or as canopy trees for nearby parking areas. Where it is not feasible to provide additional landscaping in proximity to a proposed antenna location, or substantial landscaping already exists on-site, other means of balancing the project's visual impacts shall be considered, such as the provision of additional street trees in the project vicinity or an in-lieu contribution to Our City Forrest.

b. Height.

Antenna installations should conform to the San José 2020 General Plan and Zoning Ordinance height restrictions. The height of antennas mounted on top of buildings and the height of new architectural elements designed to camouflage the antennas should be in proportion to the height of the building.

c. Setbacks from Residential Uses.

Freestanding monopoles should be located no closer to a parcel developed for use as a single-family or multi-family residence than 35 feet or a distance equal to 1 foot for every 1 foot of structure height, whichever is greater. Substantial landscaping (10 feet minimum), generally including trees, should be provided adjacent to the residential property line, to buffer the adjoining residential uses.

Building- or structure-mounted antennas should be located a minimum of 35 feet horizontally from any property with a single-family attached or detached residential use. Similarly, a minimum 35-foot horizontal setback should be provided from any adjacent property with a multi-family residential use. A similar setback separation is desirable for an installation within a multi-family residential development, but in situations where superior alternatives are not available, it may be permissible to place a building-mounted or structure-mounted antenna within 35 feet of a multi-family residential structure. Installation of an antenna may be particularly appropriate within or adjacent to higher density mixed-use residential projects (development consistent with Residential Support for the Core, Transit Corridor Residential and High-Density Residential General Plan designations) that incorporate non-residential uses. If possible, antennas should be incorporated into the design of non-residential structures (e.g. commercial components, clock towers) located within the overall development.

These setback requirements do not apply to associated equipment enclosures which should comply with standard zoning setback requirements. In situations where superior alternatives are not available, antennas may be mounted on an existing utility structure within a utility corridor, such as a P.G. & E. high-tension (200kV or higher) line corridor, where the antenna would be located at least 20 feet horizontally from a single-family residential property line.

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d. Performance Standards.

Antenna installations should conform to the performance standards of the underlying zoning district. In particular, associated equipment, including power-generating equipment, will need to meet the pertaining noise and air-quality standards and permitting requirements established within the City's Zoning Ordinance.

e. Parking.

Wireless communication facilities should not reduce existing parking on the site unless the zoning district parking requirements can still be met.

f. Vacant Sites.

Monopoles developed on vacant sites should be removed and where possible should be replaced with building-mounted antennas when the site is developed provided that the new development would allow relocation of the existing antennas at a similar height and disposition.

5. Environmental Review

An Application for Environmental Clearance is required for wireless communication antennas that are determined not to be exempt from environmental review. An Environmental Clearance Application (Initial Study) should be submitted as part of the application for any new stand-alone monopole installation, any installation including power generation equipment or any installation involving designated historic structures. The Initial Study should analyze the potential for visual, noise, air-quality and other environmental impacts for the project. Antenna that qualify for administrative review are typically exempt from environmental review and an Environmental Clearance Application is not necessary.

6. Permit Expirations

The City may include a time limit condition in use Permits to provide for the future review of the

subject antenna installation. Changing development patterns in the area (e.g., a prevailing change from commercial or industrial to residential uses on surrounding properties OR the development of taller buildings or structures in the near vicinity that provide superior collocation opportunities), rapidly changing technologies and/or the availability of improved technologies, may prompt the City upon such review to determine that opportunities have become available to replace the existing antenna with a new antenna that has improved visual and land use characteristics. The typical time limit duration is for a five-year period, but based upon project specific circumstances, a longer or shorter duration may be more appropriate. An extended permit duration of up to ten years can be considered appropriate for smooth taper monopoles placed in light or heavy industrial areas. A time limit typically will not be applied to an antenna installation that includes adequate architectural screening (e.g. enclosure within a church steeple or clock tower structure) or that is mounted on an existing utility structure. A permit may include provisions for a time extension, but such an extension should also be reviewed for possible impact-reducing improvements to the project. Applications for extension or renewal of time-conditioned permits should be scheduled for hearing prior to the expiration of the original permit. In the event that a permit expires and an applicant has failed to file for a renewal of that permit, the antenna developed under the permit no longer has legal status and should be removed by the property owner in order to comply with the City's ordinances. When use of an antenna is discontinued, prior to or subsequent to the expiration of a permit, the antenna should be removed by the property owner.

7. Other Considerations

a. The Director of Planning, Building, Code Enforcement or the decision making body, may impose other appropriate conditions on a project-by-project basis as required to ensure land use compatibility. The criteria in this policy represent

TITLE LAND USE POLICY FOR WIRELESS COMMUNICATION FACILITIES	PAGE 6 of 6	POLICY NUMBER 6-20
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minimum standards for wireless communication antennas.

b. The City should periodically obtain information from the communications industry regarding changes in technology and new communication services that may affect the City's wireless communication networks and access for people with disabilities.

CC6-20 (Rev. 09-08-03)



Memorandum

TO: Jeff Roche
Planning and Building

FROM: Ebrahim Sohrabi
Public Works

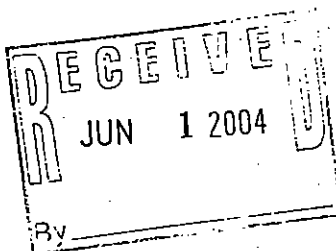
SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION

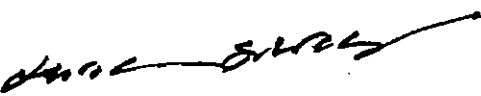
DATE: 05/25/04

PLANNING NO.: CP04-040
DESCRIPTION: Wireless - Conditional Use Permit to install 4 wireless communications antennas to one new 24-foot high monopole with associated 194 square foot equipment cabinets at Caltrans Right of Way, southbound US Highway 101, between Hellyer Avenue and Silver Creek Road Interchanges
LOCATION: Caltran Right of Way along US Highway 101, east side of Snow Drive, at Giraudo Drive
P.W. NUMBER: 3-16724

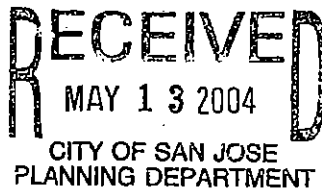
Public Works received the subject project on 05/07/04. We have no comments or requirements.

Please contact the Project Engineer, Mirabel Aguilar, at (408) 277-5161 if you have any questions.

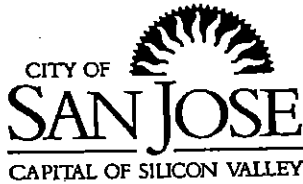



Ebrahim Sohrabi
Senior Civil Engineer
Transportation and Development Services Division

MA:rf
14047396091.DOC
c:



#22



Memorandum

TO: Jeff Roche
Planning and Building

FROM: Nadia Naum-Stoian,
Fire Prevention Engineer
San Jose Fire Department

SUBJECT: INITIAL RESPONSE TO
DEVELOPMENT APPLICATION

DATE: 05/13/04

Approved

Date

PLANNING NO.: CP04-040
DESCRIPTION: Wireless - Conditional Use Permit to install 4 wireless communications antennas to one new 24-foot high monopole with associated 194 square foot equipment cabinets at Caltrans Right of Way, southbound US Highway 101, between Hellyer Avenue and Silver Creek Road Interchanges
LOCATION: Caltran Right of Way along US Highway 101, east side of Snow Drive, at Giraudo Drive
ADDRESS: Caltran Right of Way along US Highway 101, east side of Snow Drive, at Giraudo Drive (4890 SNOW DR)
FOLDER #: 04 111345 AO

The San Jose Fire Department has reviewed the related plans as submitted and has the following comments and requirements.

- These comments are based on the following information:

Largest building: 194 sq. ft.

Construction Type: VN

Number of stories: 1

- Site fire flow requirement: 2000 G.P.M.
- Average hydrant(s) spacing: 450 feet - Subject to Fire Department approval
- Comply with comments from the Building/Fire Departments at the plan review stage.

- A permit must be obtained from the Building and Fire Departments. Submit three (3) sets of construction plans to the Building Department, one (1) of those sets of plans will be routed to the San Jose Fire Department for review and comments.
- Fire Department comments to Planning Department File No. CP04-040 apply to this project.

- **THE FOLLOWING CORRECTIONS SHALL APPLY TO THE SUBJECT APPLICATION:**

1. The needed fire flow noted above shall be provided from a minimum of 2 hydrants and shall be spaced apart on average 450 feet from the proposed project. Fire flow may be reduced upon construction of a four-hour wall, without openings, as per the adopted fire code. Construction of the area separation wall(s) is subject to review by the Fire Department.
2. Approved access road(s) and hydrant(s) shall be provided once wood framing is available at site or provide an alternate means of water suppression subject to the approval of the Fire Department. Obtain permit and pay applicable fees prior to the installation. Contact the San Jose Fire Department's Fire Protection Systems Section at (408) 277-8756.
3. All Fire Department access roads, water mains, and fire hydrants shall be installed and operational during construction in accordance with Article 87 of the Fire Code and all other applicable standards.

- When submitting construction plans to the Building Department, they shall include **Planning's Development Permit File Number** printed on the construction plans.

- Provide two sets of reduced plans to the Fire Department once the above application has been approved by the Planning Department.

- **THE FOLLOWING GENERAL REQUIREMENTS ARE APPLICABLE TO THE SUBJECT APPLICATION:**

- A. Roads and/or driveways shall have a minimum clear width of 20 feet. Uniform Fire Code, Section 902.2.2.
- B. Minimum turning radius shall be 30 feet inside and 50 feet outside.
- C. A bulb or hammerhead turn-around shall be provided at the end of all dead-end driveways over 150 feet in length.
- D. Minimum Vertical clearance shall be 14 feet.

E. Fire lanes shall be suitably marked with standard signs, painted curbs, and/or other markers as approved or authorized for use by the Chief. Fire lane markings shall be indicated on plans submitted through the building permit process for review and approval by the Fire Department.

- Each locked gate on site shall have an approved device with unlocking capability. Contact the Fire Department's Bureau of Fire Prevention at (408) 277-4656 for approved devices. Provide a manual means of opening gate if there is a power failure.
 - Public (off-site) and private (on-site) fire hydrants shall be provided. All hydrants must meet the specifications for the City of San Jose's Fire Department. For hydrant locations please contact the San Jose Fire Department's Fire Protection Engineering Division at (408) 277-5357.
 - All existing and new fire hydrants shall be at least 10 feet from all driveways.
 - All structures shall be located wholly within 450 feet (road distance) of an accessible standard street hydrant.
 - All dead-end streets or roads shall have a hydrant within 175 feet from the most remote end of the rear lot as per the Uniform Fire Code.
 - Street numbers shall be visible day and night from the nearest street, either by means of illumination or by the use of reflective materials.
 - The Hazardous Materials process can be lengthy and complex. The applicant should contact the Hazardous Materials Division at (408) 277-4659 as soon as possible to initiate the process.
- Use or storage of hazardous materials, liquids, gases and/or chemicals will be subject to meeting the requirements of the Hazardous Materials Storage Ordinance, the Toxic Gas Ordinance, the applicable sections of the San Jose Fire Code, and the National Fire Codes. Submit names and amount of any hazardous materials, if they are to be stored or used, to the Bureau of Fire Prevention for review and approval.
- A permit and applicable fees must be obtained prior to the use, storage, or handling of hazardous materials, liquids, gases, and/or chemicals.
 - Obtain permit and pay applicable fees prior to the installation, repair, alteration, abandonment, or place temporarily out-of-service tanks, piping or equipment in connection with the storage, use or handling flammable/combustible liquids, toxic gases, or other chemicals, and meet the requirements of the Hazardous Materials Storage Ordinance, the Toxic Gas Ordinance, and applicable sections of the San Jose Fire Code and National Fire Codes.

Planning and Building


05/13/04

Subject: CP04-040

Page 4

- Contact the Hazardous Materials Division at (408) 277-4659 regarding storage requirements for construction site use and storage of regulated materials.
- We reserve the right to make comments at a future date.

If you have any questions regarding these items, please contact me at (408) 277-8754.


BY: Nadia Naum-Stoian, FPE
Bureau of Fire Prevention
San Jose Fire Department

Fire Site Memo to Planning Application

Nextel of California, Inc. dba **NEXTEL** Communications

SPECIALIZED MOBILE RADIO FACILITY

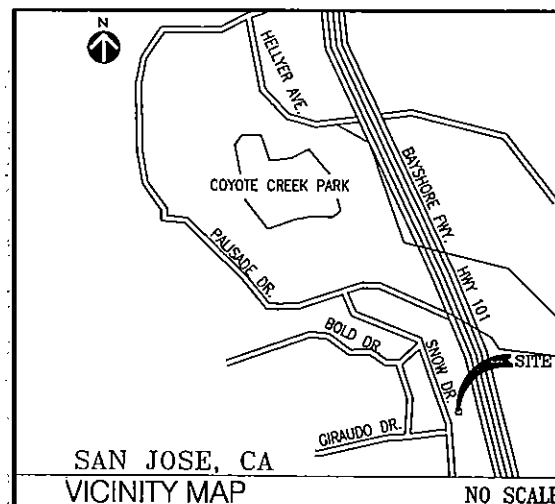
SITE NAME:

COYOTE CREEK

SITE NUMBER:

CA-2501J

APPROVED BY		
APPROVAL	SIGNATURE	DATE
LANDLORD:		
RF ENGINEER:		
LESSING MNGR:		
ZONING MNGR:		
CONSTRUCTION MNGR:		
REG. PROJECT MNGR:		
EQUIPMENT MNGR:		



DRIVING DIRECTIONS TO SITE
1. HWY 680 SOUTH TO HWY 101 IN SAN JOSE
2. HWY 101 SOUTH TO HELLYER AVE.
3. EXIT WEST ON HELLYER AVE.
4. LEFT ONTO PALISADE DR.
5. LEFT ONTO COYOTE RD.
6. RIGHT ONTO SNOW DR.
7. ACCESS SITE FROM RESIDENCE AT 4890 SNOW DR.

ARCHITECTURAL/ENGINEERING:
ADVANCED DESIGN CONSULTANTS, LLC
1755 W. HAMMER LN. STE. 12
STOCKTON, CA. 95209
PH: (209) 478-4601
CONTACT: SALOMON MARTINEZ JR.
ARCHITECT: GILBERT LABRIE
PO BOX 183 WALNUT GROVE, CA 95690
(916) 776-1161

LAND USE PLANNER / AGENT:
DAVID NEY
NEXTEL COMMUNICATIONS
1255 TREAT BLVD. #800
WALNUT CREEK, CA. 94597
PH: (925) 250-1498
FAX: (925) 279-2683

SURVEYING TEAM:
INITIAL POINT
10062 JOERSCHKE DRIVE
GRASS VALLEY, CA 95945
PH: (530) 477-7177
FAX: (530) 477-6967

CONSTRUCTION MANAGER:
TONY PINO
NEXTEL COMMUNICATIONS
1255 TREAT BLVD. #800
WALNUT CREEK, CA. 94597
PH: (925) 260-0034
FAX: (925) 279-2683

CONSULTANT TEAM

SUMMARY OF PERMIT SCOPE
INSTALLATION OF 24' MONOPOLE WITH ANTENNAS, AND CABLEING.

SITE NAME: COYOTE CREEK
SITE NUMBER: CA-2051J
SITE ADDRESS: CAL TRANS R-O-W OFF HWY 101 (S. OF HELLYER EXIT) OAKLAND, CA 94623 SANTA CLARA COUNTY

OWNER: NAME: CAL TRANS DISTRICT 4 PO, BOX 23440 OAKLAND, CA 94623
CITY, ST. SAN JOSE, CA 94623
TEL. NO. (510) 286-5425
CONTACT: TOM ROSEVEAR

APPLICANT: NAME: NEXTEL COMMUNICATIONS
ADDRESS: 1255 TREAT BLVD #800
CITY, ST. WALNUT CREEK, CA 94596
TEL. NO. 925-250-1498
CONTACT: DAVID NEY

LEGAL DESCRIPTION: SEE SHEET C-2 FOR LEGAL DESCRIPTION

A.P.N.: CAL TRANS RIGHT-OF-WAY
CURRENT ZONING: N/A
OCCUPANCY: N/A
TYPE OF CONST.: N/A

PROJECT SUMMARY

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 11058.3.42, EXCEPTION 1.

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	LEGAL DESCRIPTION
A-1	SITE PLAN & LAYOUT
A-2	ELEVATIONS
U-1	UTILITY PLAN
L-1	LANDSCAPE PLAN

SHEET INDEX

CODES AND REGULATIONS:
1. CALIFORNIA FIRE CODE 1998 EDITION (2001 UFC)
2. CALIFORNIA BUILDING CODE 1998 EDITION (2001 UBC)
3. CALIFORNIA MECHANICAL CODE 1998 EDITION (2001 UMC)
4. CALIFORNIA PLUMBING CODE 1998 EDITION (2001 UPC)
5. CALIFORNIA ELECTRIC CODE 1998 EDITION (2001 NEC)
ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

ADC
ADVANCED DESIGN CONSULTANTS, LLC
Planning & Engineering Services
1755 W Hammer Ln, Ste 12
Stockton, CA. 95209-2900
Ph: 209-478-4601
Fax: 209-478-4631
GILBERT LABRIE, AIA, ARCHITECT

Nextel of California, Inc.
dba **NEXTEL**
Communications
1255 TREAT BLVD. SUITE #800
WALNUT CREEK, CA. 94596
PHONE (925) 279-2300
FAX (925) 279-2683

COYOTE CREEK CA-2501J
CAL TRANS R-O-W OFF HWY 101 (S. OF HELLYER EXIT) SAN JOSE, CA. 94623 SANTA CLARA COUNTY

STAMP HERE:

100% ZONING

PROJECT NO: CA-2051J

DRAWN BY: ROB. MONTANEZ JR

CHECKED BY: SAL MTZ JR

NO	DATE	ISSUE
1	11.13.03	100% ZONING
2	12.18.03	CAL TRANS REV.

SHEET TITLE

TITLE SHEET

SHEET NUMBER

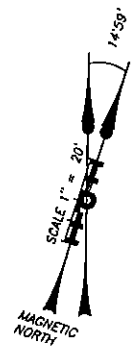
T-1

1st SUBMITTAL:

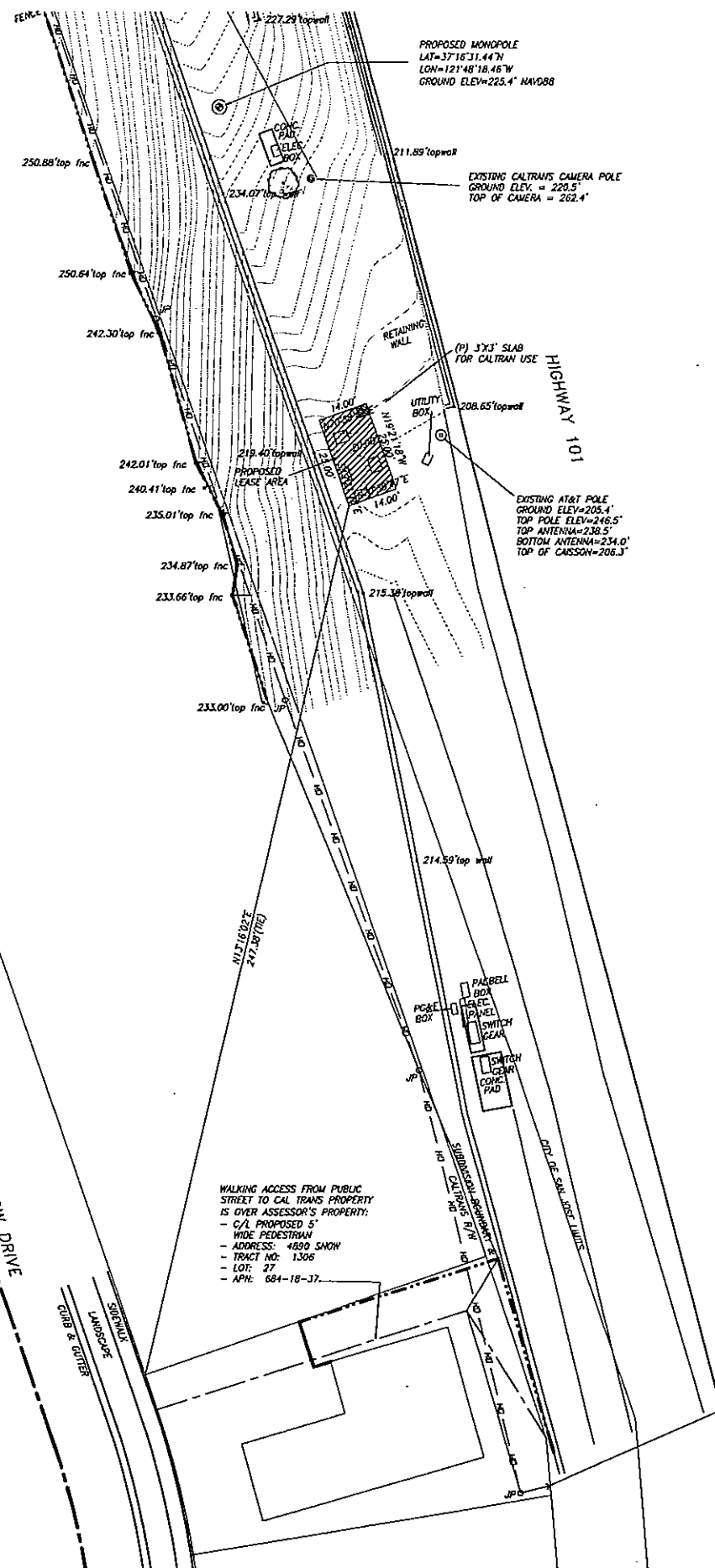
2nd SUBMITTAL:

COMPANY JOB NO.: CA-2051J

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.00'	S19°21'16"E
L2	9.00'	N70°38'44"E
L3	17.00'	N19°21'16"W
L4	9.00'	S70°38'44"W

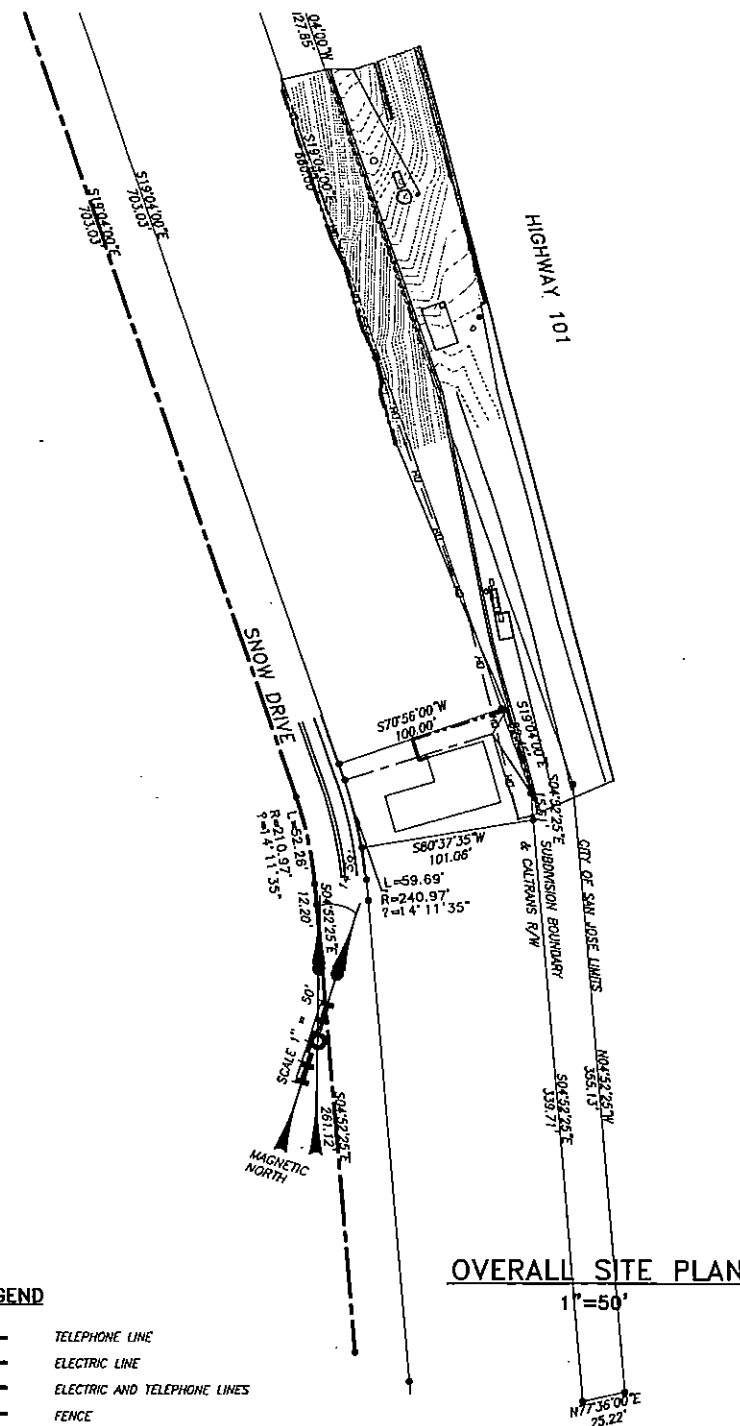


SITE PLAN
1"=20'



LEGEND

- TELEPHONE LINE
- ELECTRIC LINE
- ELECTRIC AND TELEPHONE LINES
- FENCE
- ⊕ FIRE HYDRANT
- GUY WIRE
- ⊕ STREET SIGN
- ⊕ STREET LIGHT
- ⊕ WATER VALVE
- FS FINISH SURFACE
- FL FLOW LINE
- TC TOP OF CURB
- BFC BOTTOM FACE OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TBW TOP BACK OF WALK



INITIAL POINT, INC.
10062 JOERSCHKE DRIVE
GRASS VALLEY, CA. 95945
PHONE: (530) 477-7177
FAX: (530) 477-6967

Nextel of California, Inc.
dba **NEXTEL**
Communications
1255 TREAT BLVD. #800
WALNUT CREEK, CA 94596
PHONE (925)279-2300
FAX (925)279-2683

CA-2051J
"COYOTE CREEK"
CALTRANS R/W HWY. 101
SOUTH OF HELLYER
SAN JOSE, CA. 94623



PLAN APPROVALS AND DATES

LEASING: _____ DATE: _____
ZONING: _____ DATE: _____
RF: _____ DATE: _____
CONSTRUCTION: _____ DATE: _____
INTER CONNECT: _____ DATE: _____
LESSOR: _____ DATE: _____

PROJECT NO. CA-2051J

DRAWN BY JB

CHECKED BY TS

NO	DATE	ISSUE

SHEET TITLE

**SITE SURVEY
DETAILS LEGAL
DESCRIPTION**

SHEET NUMBER

C-1

1st SUBMITTAL: 07-31-03

2nd SUBMITTAL:

LEGAL DESCRIPTION

PARENT PARCEL

A PORTION OF THE RIGHT OF WAY OF THE BAYSHORE FREEWAY SITUATE IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

LEASE PARCEL

ALL THAT PORTION OF THE ABOVE DESCRIBED PARENT PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

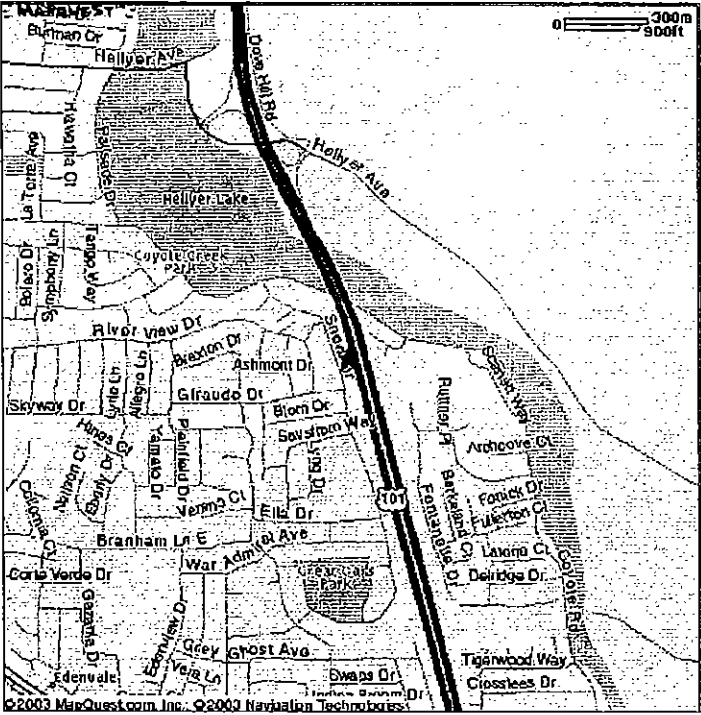
COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 27, AS SHOWN ON TRACT NO. 1006, AS RECORDED IN BOOK 135 OF MAPS AT PAGES 2 & 3 IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, CALIFORNIA; THENCE NORTH 13° 15' 02" EAST, 247.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 19° 21' 16" WEST, 17.00 FEET,
2. NORTH 70° 38' 44" EAST, 0.00 FEET,
3. SOUTH 19° 21' 16" EAST, 17.00 FEET,
4. SOUTH 70° 38' 44" WEST, 0.00 FEET,

TO THE TRUE POINT OF BEGINNING AND ENCOMPASSING 153.0 SQUARE FEET, MORE OR LESS.

ACCESS EASEMENT

TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED LEASE PARCEL.



VICINITY MAP (N.T.S.)

INITIAL POINT, INC.
10062 JOERSCHKE DRIVE
GRASS VALLEY, CA. 95945
PHONE: (530) 477-7177
FAX: (530) 477-6967

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dba **NEXTEL**
Communications
1255 TREAT BLVD. #800
WALNUT CREEK, CA 94596
PHONE (925)279-2300
FAX (925)279-2683

CA-2051J
"COYOTE CREEK"
CALTRANS R/W HWY. 101
SOUTH OF HELLYER
SAN JOSE, CA. 94623



PLAN APPROVALS AND DATES

LEASING: _____ DATE: _____
ZONING: _____ DATE: _____
RF: _____ DATE: _____
CONSTRUCTION: _____ DATE: _____
INTER CONNECT: _____ DATE: _____
LESSOR: _____ DATE: _____

PROJECT NO. CA-2051J

DRAWN BY JB

CHECKED BY TS

NO	DATE	ISSUE

SHEET TITLE

SITE SURVEY
DETAILS LEGAL
DESCRIPTION

SHEET NUMBER

C-2

1st SUBMITTAL: 07-31-03

2nd SUBMITTAL:

SURVEY NOTES

1. ALL LATITUDES AND LONGITUDES ARE NAD 83, ALL ELEVATIONS ARE NAVD 88.
2. ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM RECORD DATA.
3. DATE OF FIELD SURVEY JULY 25, 2003.
4. NO TITLE REPORT HAS BEEN PROVIDED, ANY EASEMENTS OR OTHER TITLE RELATED ISSUES NOT INCLUDED IN SAID REPORT WHICH ARE PART OF THE TITLE PROCESS MAY OR MAY NOT HAVE BEEN ADDRESSED. INITIAL POINT, INC. AND TIMOTHY F. SCHLAD, L.S. ACCEPT NO RESPONSIBILITY OR LIABILITY FOR BOUNDARY OR TITLE ITEMS ADDRESSED HEREON. THIS IS NOT A BOUNDARY SURVEY.

1-A ACCURACY CERTIFICATION

DATE OF SURVEY: JULY 25, 2003

SITE NUMBER: CA-2051J
NAME: "COYOTE CREEK"
TYPE: PROPOSED MONOPOLE
SITE ADDRESS: CALTRANS R/W HWY. 101
SOUTH OF HELLYER
SAN JOSE, CA. 94623

I, TIMOTHY F. SCHLAD, HEREBY CERTIFY THE GEODETIC COORDINATES (NAD-83) AT THE CENTERLINE OF THE SUBJECT MONOPOLE TO BE:

LATITUDE: 37° 16' 31.44" N
LONGITUDE: 121° 48' 18.45" W

AND FURTHER CERTIFY THAT THE ELEVATIONS HEREON ARE ABOVE MEAN SEA LEVEL (NAVD-88) AND ARE AS FOLLOWS:

GROUND ELEVATION: 225.4 FT.
TOP OF MONOPOLE: N/A
TOP OF LIGHT: N/A
TOP OF HIGHEST ANTENNA: N/A

THE ACCURACY STANDARDS FOR THIS CERTIFICATION ARE AS FOLLOWS:

GEODETIC COORDINATES: +/- FIFTEEN (15) FEET (NAD-83)
ELEVATIONS: +/- THREE (3) FEET (NAVD-88)

LEGEND

- TELEPHONE LINE
- ELECTRIC LINE
- ELECTRIC AND TELEPHONE LINES
- FENCE
- FIRE HYDRANT
- GUY WIRE
- STREET SIGN
- STREET LIGHT
- WATER VALVE
- FINISH SURFACE
- FLOW LINE
- TOP OF CURB
- BOTTOM FACE OF CURB
- TOP OF WALL
- BOTTOM OF WALL
- TOP BACK OF WALK

ADC

ADVANCED DESIGN CONSULTANTS, LLC

Planning & Engineering Services

1755 W Hammer Ln, Ste 12
Stockton, CA. 95209-2900
Ph: 209-478-4601
Fax: 209-478-4631

GILBERT LABRIE, AIA, ARCHITECT

Nextel of California, Inc.

dba **NEXTEL**
Communications

1255 TREAT BLVD. SUITE #800
WALNUT CREEK, CA. 94596
PHONE (925) 279-2300
FAX (925) 279-2683

**COYOTE CREEK
CA-2501J**

CAL TRANS R-O-W OFF
HWY 101 (S. OF HELLYER EXIT)
SAN JOSE, CA. 94623
SANTA CLARA COUNTY

STAMP HERE:

100% ZONING

PROJECT NO: CA-2051J

DRAWN BY: ROB. MONTANEZ JR

CHECKED BY: SAL MTZ JR

NO DATE ISSUE

11.13.03	100% ZONING
12.18.03	CAL TRANS REV.

SHEET TITLE

SITE PLAN & LAYOUT

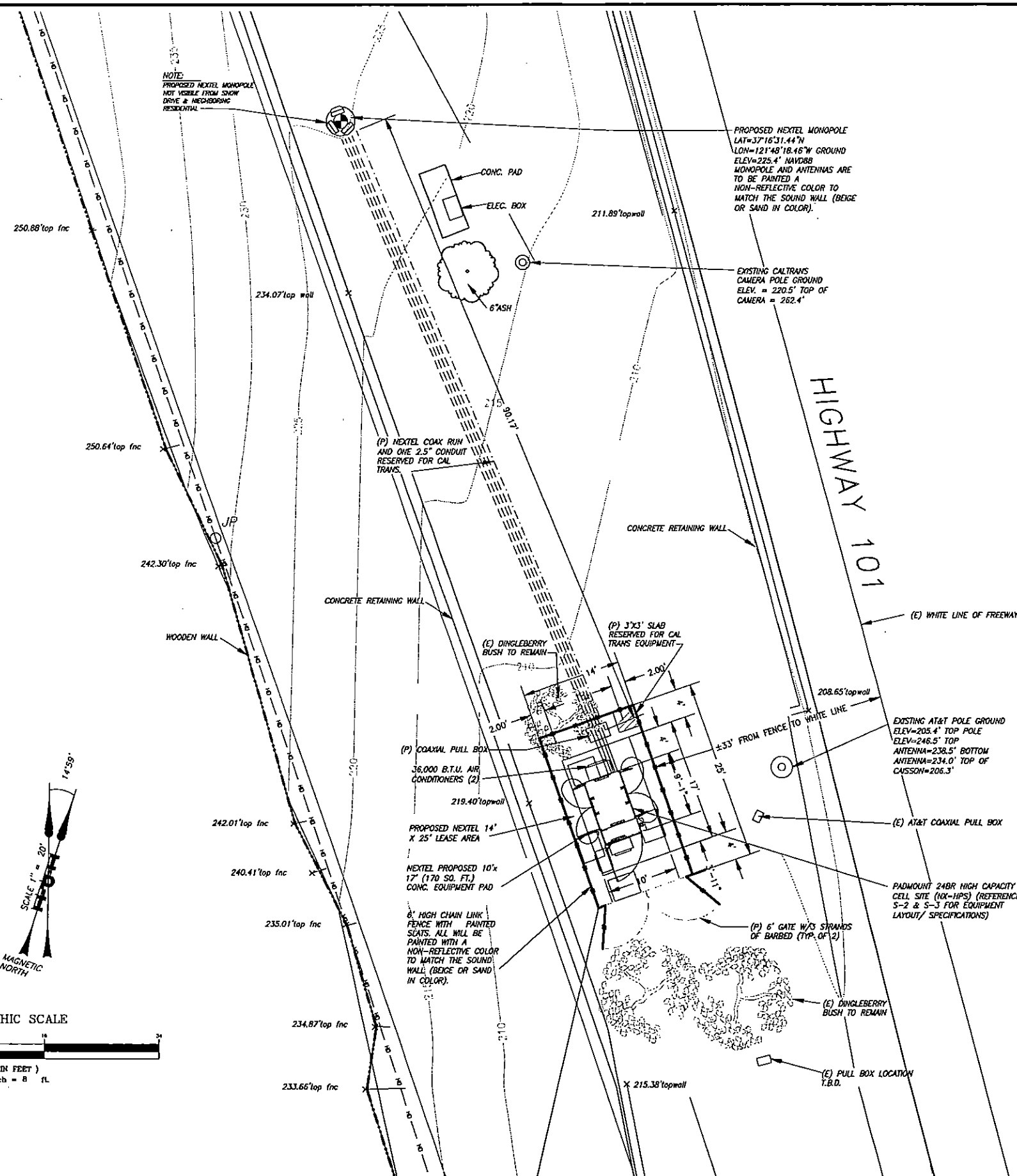
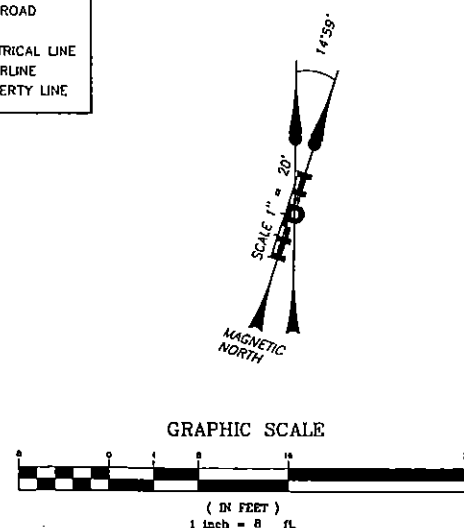
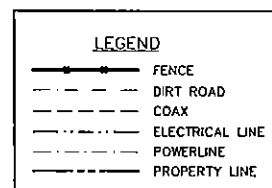
SHEET NUMBER

A-1

1st SUBMITTAL:

2nd SUBMITTAL:

COMPANY JOB NO.: CA-2051J

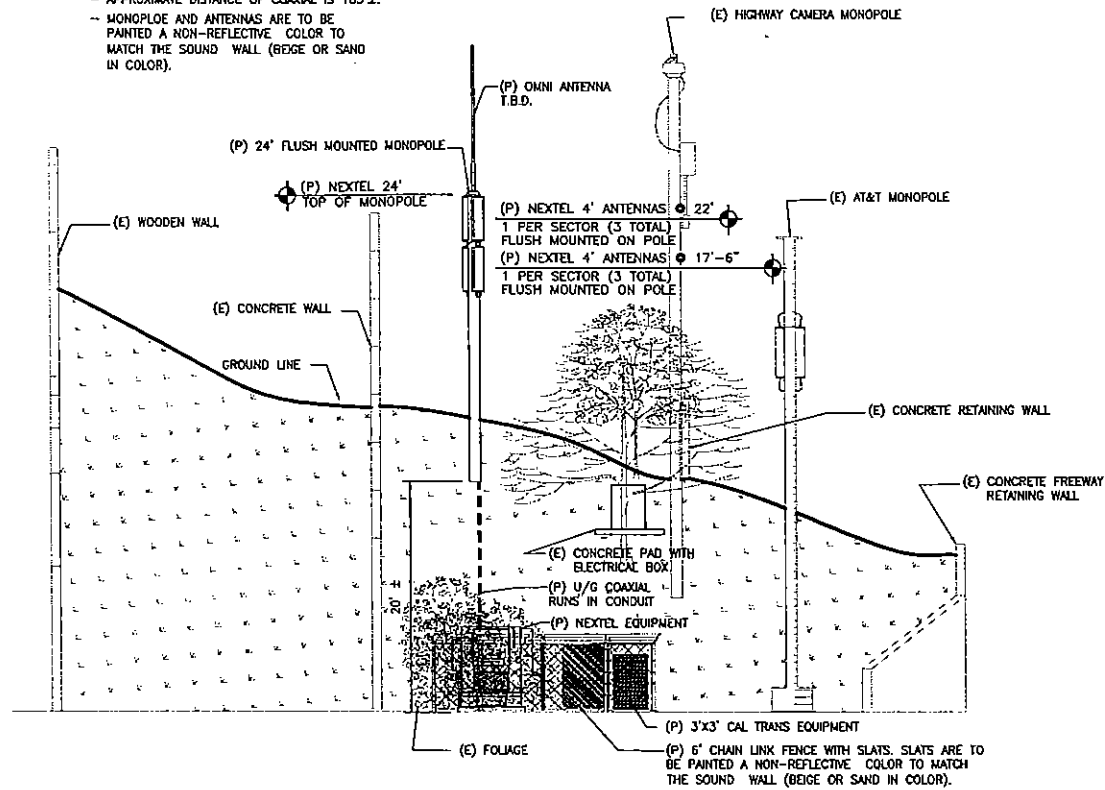


SITE PLAN

SCALE: 1" = 8'

NOTE:

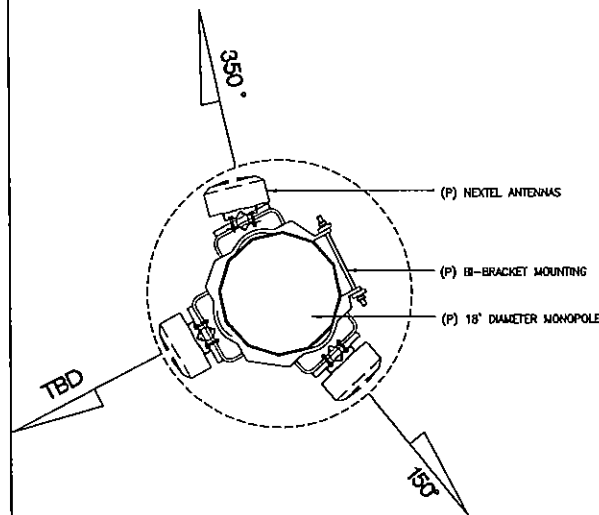
- PROPOSED MONOPOLE IS NOT VISIBLE FROM SNOW DRIVE & NEIGHBORING RESIDENTIAL.
- APPROXIMATE DISTANCE OF COAXIAL IS 105'±.
- MONOPOLE AND ANTENNAS ARE TO BE PAINTED A NON-REFLECTIVE COLOR TO MATCH THE SOUND WALL (BEIGE OR SAND IN COLOR).



2 EAST ELEVATION

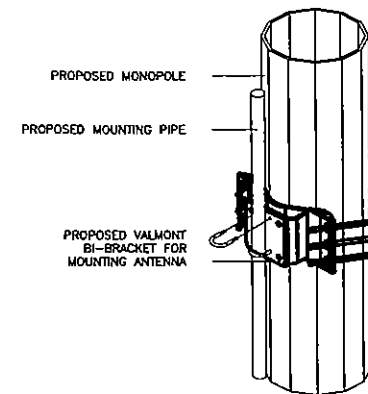
SCALE: 1/8" = 1'-0"

3 ANTENNAS



SCALE: N.T.S.

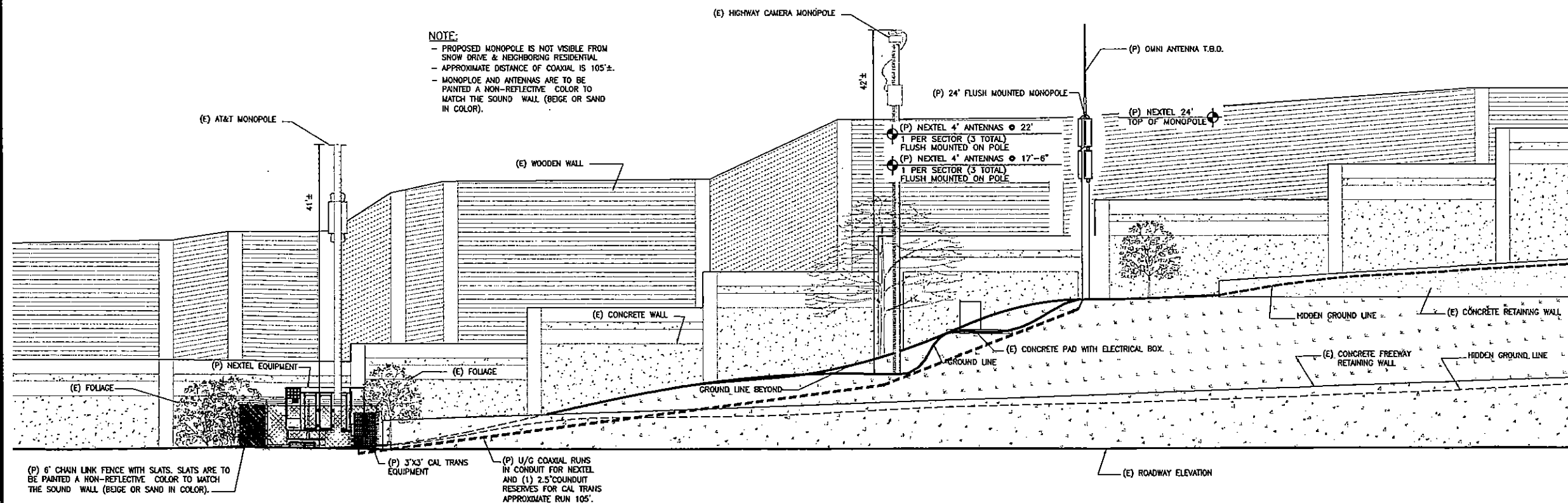
4 ANTENNA MOUNTING DETAIL



SCALE: N.T.S.

NOTE:

- PROPOSED MONOPOLE IS NOT VISIBLE FROM SNOW DRIVE & NEIGHBORING RESIDENTIAL.
- APPROXIMATE DISTANCE OF COAXIAL IS 105'±.
- MONOPOLE AND ANTENNAS ARE TO BE PAINTED A NON-REFLECTIVE COLOR TO MATCH THE SOUND WALL (BEIGE OR SAND IN COLOR).



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

ADC
ADVANCED DESIGN CONSULTANTS, LLC

Planning & Engineering Services

1755 W Hammer Ln, Ste 12
Stockton, CA 95209-2900
Ph: 209-478-4601
Fax: 209-478-4631

GILBERT LABRIE, AIA, ARCHITECT

Nextel of California, Inc.

dba **NEXTEL**
Communications

1255 TREAT BLVD. SUITE #800
WALNUT CREEK, CA 94596
PHONE (925) 279-2300
FAX (925) 279-2683

COYOTE CREEK
CA-2501J

CAL TRANS R-O-W OFF
HWY 101 (S. OF HELLYER EXIT)
SAN JOSE, CA. 94623
SANTA CLARA COUNTY

STAMP HERE:

100% ZONING

PROJECT NO: CA-2051J

DRAWN BY: ROB. MONTANEZ JR

CHECKED BY: SAL MTZ JR

NO DATE ISSUE

11.13.03 100% ZONING

12.18.03 CAL TRANS REV.

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-2

1st SUBMITTAL:

2nd SUBMITTAL:

COMPANY JOB NO.: CA-2051J

ADC

ADVANCED DESIGN CONSULTANTS, LLC

Planning & Engineering Services

1755 W Hammer Ln, Ste 12
Stockton, CA. 95209-2900
Ph: 209-478-4601
Fax: 209-478-4631

GILBERT LABRIE, AIA, ARCHITECT

Nextel of California, Inc.

dba **NEXTEL**
Communications

1255 TREAT BLVD. SUITE #800
WALNUT CREEK, CA. 94596
PHONE (925) 279-2300
FAX (925) 279-2683

COYOTE CREEK CA-2501J

CAL TRANS R-O-W OFF
HWY 101 (S. OF HELLYER EXIT)
SAN JOSE, CA. 94623
SANTA CLARA COUNTY

STAMP HERE:

100% ZONING

PROJECT NO: CA-2051J

DRAWN BY: ROB. MONTANEZ JR

CHECKED BY: SAL MTZ JR

NO	DATE	ISSUE
1	11.13.03	100% ZONING
2	12.18.03	CAL TRANS REV.

SHEET TITLE

UTILITY PLAN & LAYOUT

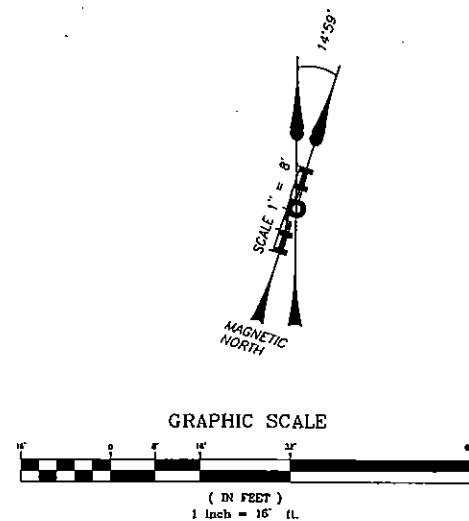
SHEET NUMBER

U-1

1st SUBMITTAL:

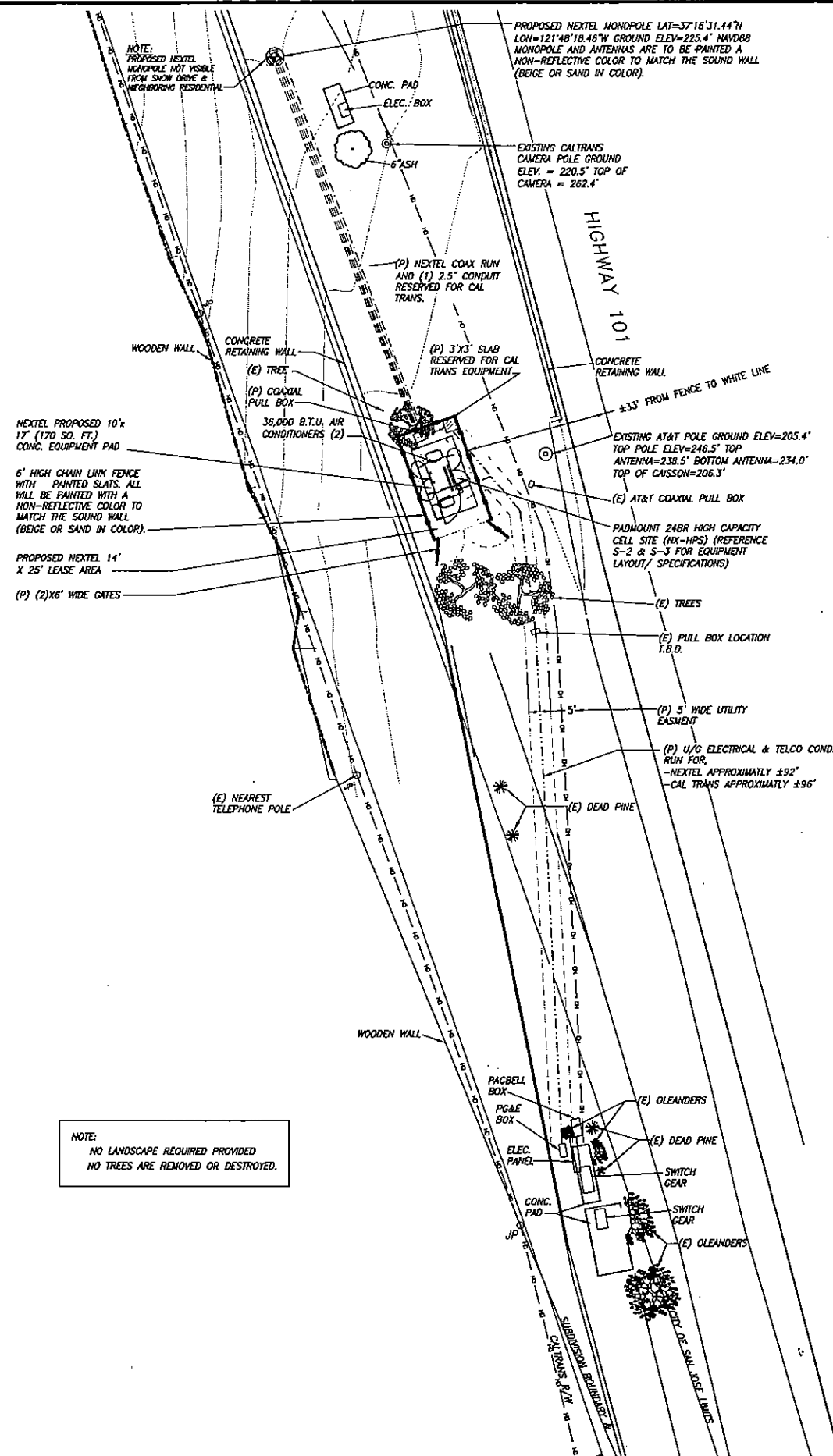
2nd SUBMITTAL:

COMPANY JOB NO.: CA-2051J

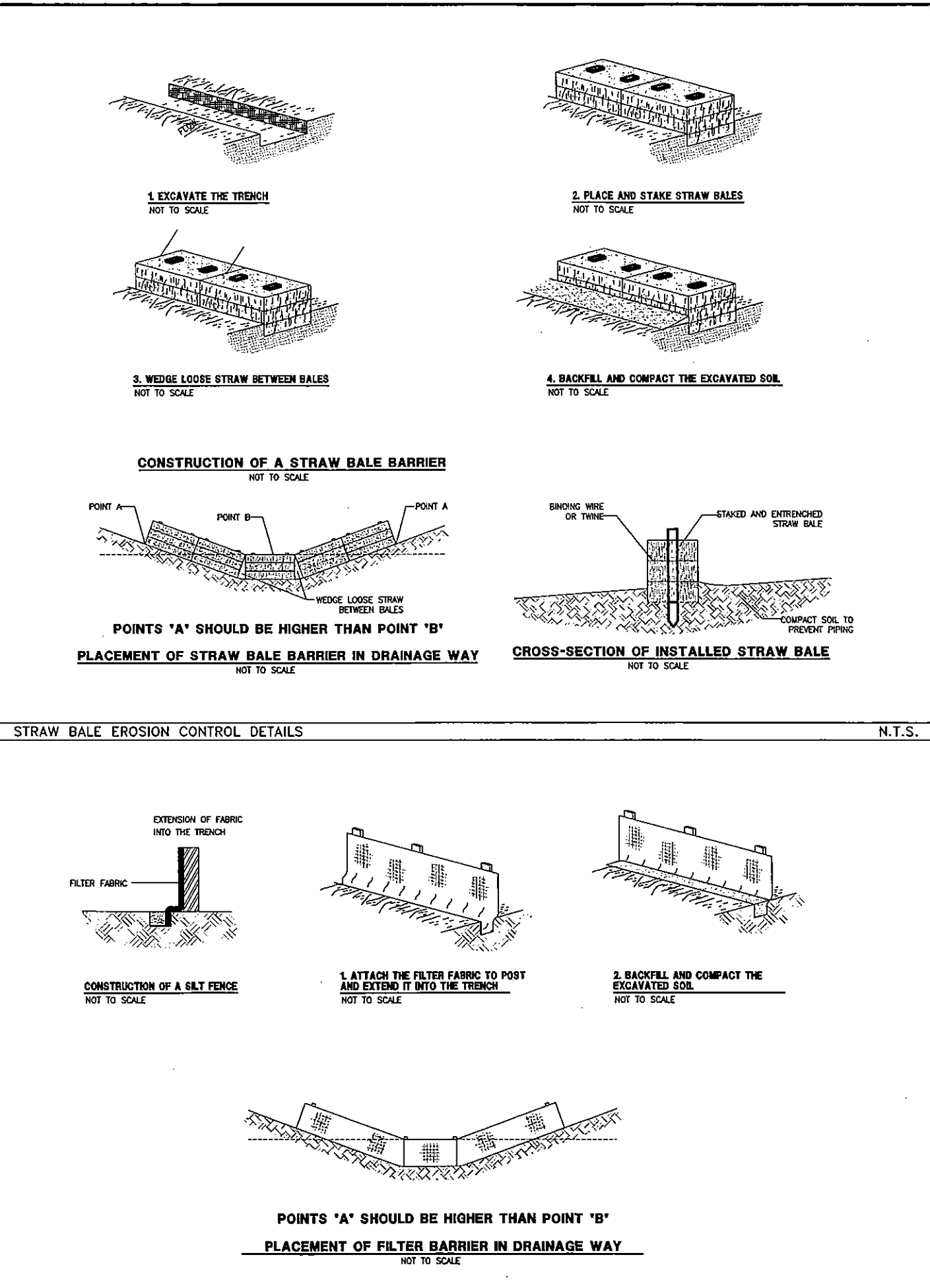
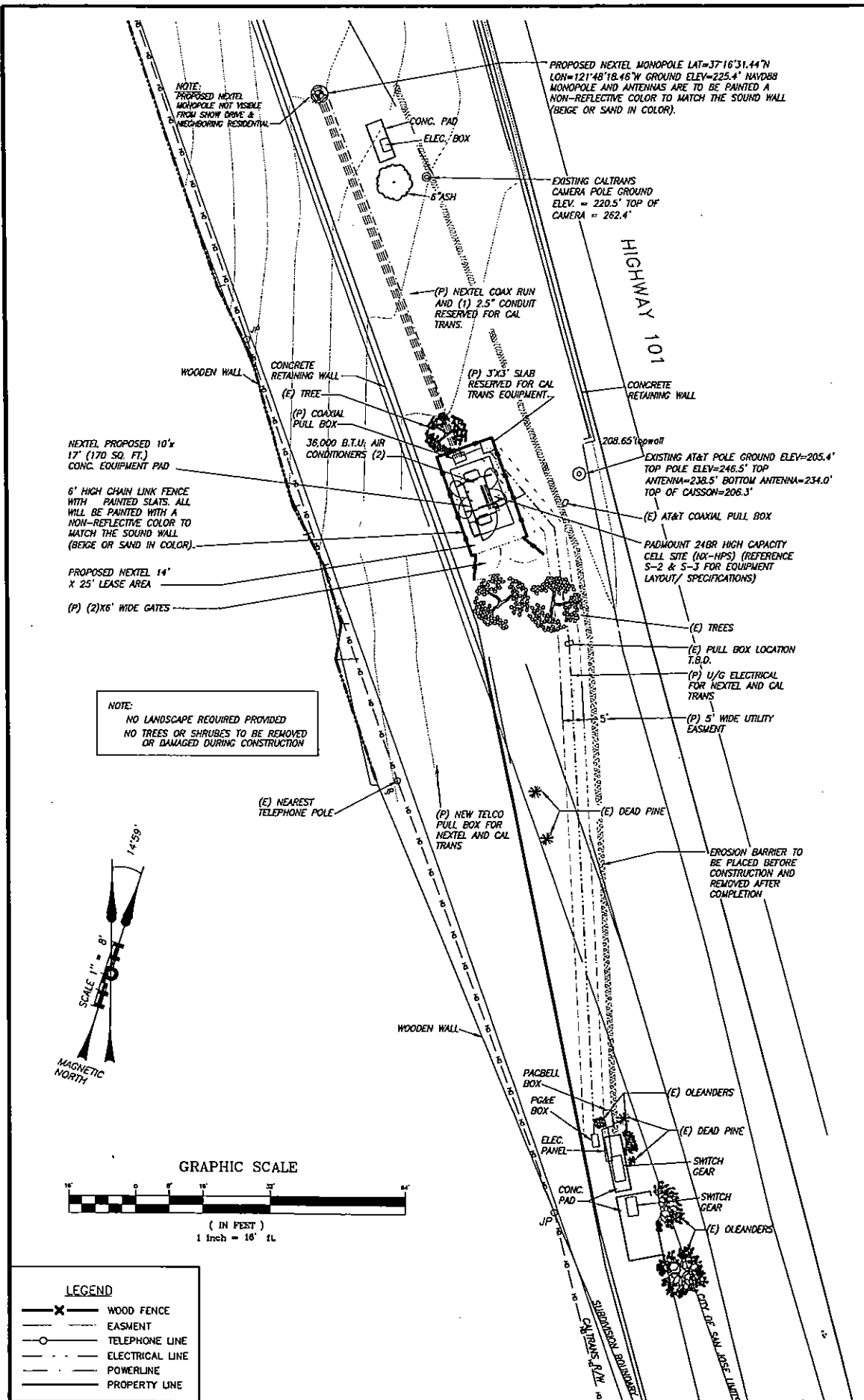


LEGEND	
—X—	WOOD FENCE
---	EASEMENT
—○—	TELEPHONE LINE
---	ELECTRICAL LINE
---	POWERLINE
---	PROPERTY LINE

UTILITY LAYOUT



SCALE: 1"= 16'



ADC
 ADVANCED DESIGN
 CONSULTANTS, LLC
 Planning & Engineering Services
 1755 W Hammer Ln, Ste 12
 Stockton, CA. 95209-2900
 Ph: 209-478-4601
 Fax: 209-478-4631
 GILBERT LABRIE, AIA, ARCHITECT

Nextel of California, Inc.
 dba **NEXTEL**
 Communications
 1255 TREAT BLVD. SUITE #800
 WALNUT CREEK, CA. 94596
 PHONE (925) 279-2300
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**COYOTE CREEK
 CA-2501J**

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1	11.13.03	100% ZONING
2	12.18.03	CAL TRANS REV.

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L-1

1st SUBMITTAL:

2nd SUBMITTAL:

COMPANY JOB NO.: CA-2051J